

**MINUTES
ALAMEDA COUNTY PARKS, RECREATION AND HISTORICAL
COMMISSION**

**Thursday, July 6, 2006
East Bay Regional Park District,
2950 Peralta Oaks Court, Oakland, CA
(Approved September 7, 2006)**

I. CALL TO ORDER – ROLL CALL

The meeting was called to order at 3:40 p.m. by Commissioner Sadoff, Chair.

Commissioners Present:

Annalee Allen
Stephen Sanger
Dennis Waespi
David Sadoff
Julie Machado
David Furst
Harry Francis
Ellen Wyrick-Parkinson

Commissioners Excused:

Cecilia Weed
Marie Cronin
Abe Friedman
David Tam
MaryAnn McMillan

Commissioners Absent:

Abe Friedman
James Loughran

Staff Present:

Alex Amoroso
Lisa Asche
Nilma Singh

Guests:

Jason Chafin, Lamphier Gregory
Herman Welm, Delco Builders
Bill Sugaya, Carey & Company
Frank Guido, City of Livermore
Steve Riley, City of Livermore

INFORMATION AND CORRESPONDENCE – A folder of newsletters and other mailings from various government agencies and private organizations will be circulated for the Commission’s review. Commissioners may bring up any information item of interest to the Commission. No action may be taken on these items.

II. APPROVAL of June 1st MINUTES – Continued to the next meeting.

III. OPEN PUBLIC FORUM/PUBLIC PRESENTATIONS – None.

IV. CHAIR and STAFF REPORT(S):

A. CHAIR REPORT - None

B. STAFF REPORT – Draft Ordinance – Mr. Amoroso noted the inclusion of staff’s memo and requested direction from the Commission for Carey & Company to start on the draft Ordinance. Commissioner Sanger recommended looking at ordinances from other jurisdictions, namely Sacramento, Santa Cruz, Mountain View and San Jose. Commissioner Machado seconded the recommendation for City of Sacramento as they had an award winning ordinance. She further suggested Monterey. A discussion followed on the questions contained in staff’s memo. Mr. Sugaya indicated that many communities do not recognize properties on the National or California Registers. Nevertheless, Commissioner Machado said she would like to reference both Registers. Further discussions occurred on the following: character defining for all residences; structure of merit

including the pros and cons; notification of owners prior or after list compilation; offer of incentive, perhaps Mills Act, Zoning and Planning codes; residences in Redevelopment areas and the need to educate other departments of historical awareness. Commissioner Machado said she has a copy of 2003 ordinance and the questions contained in staff's memo are similar to those of the subcommittee. Regarding Commission structure, Mr. Sugaya suggested checking the Certified Local Government requirements. Commissioner Furst was not sure if the location was important as long as there was a historical significance. Mr. Sugaya replied yes adding that there are different types of resources. Commissioner Furst requested a copy of the survey before the next meeting for review and Commissioner Machado requested an email version.

V. OLD BUSINESS

A. Olivina Winery Gate – Frank Guido, City of Livermore, distributed a photograph and related information adding that he did not have a most current photograph showing the dent in the sign. The City is exploring ways to maintain and repair and has received a recommendation from an architectural company in Benecia. He was hoping to obtain input and feedback from the Commission and special designation from the County although a portion of the gate is in the City limits. A contract is being prepared with Carey & Company and the County to evaluate the historical significance in preparation of California Register nomination. Mr. Riley noted that LAPRD has expressed an interest. The proposal is to install a historic easement which will allow a public agency to maintain it and to prevent vehicle access under the gate. Commissioner Allen recommended a plaque to be installed on the wall and contacting the Historical Society. Commissioner Furst noted the existence of a well used trail, a bike and running trail. Mr. Guido thought that perhaps boulders could be used to stop car access and further damage and Commissioner Furst added that it was clear when initially built in 1935. Mr. Riley indicated that he would look into this. The Chair requested that the matter be agendized for the next meeting.

B. Delco/Malabar Final EIR – Mr. Amoroso explained that the purpose for agendizing this item is to obtain the Commission's input. Although it will not be included in the FEIR, it will be forwarded to the Planning Commission. Each Commissioner had been mailed a copy of the FEIR. Commissioner Machado said she was disappointed as the EIR is to provide view of things and not make conclusions and argue a direction. She felt that the EIR was inadequate. Issues that were noted by this Commission have been argued against why they are not important. The Chair asked why the PRHC letter has been placed in the private/individual organization category which minimizes the importance of this Commission and if in the Consultant's opinion chicken farming and ranching was an important part of Castro Valley history. Mr. Chafin said that he was not an historian. Commissioner Sanger felt that the CEQA criteria has not been met and agreed with the Chair and Commissioner Machado that the EIR is subjective and implies the lack of historical significance. The Commission does not support the findings in the EIR nor the project. Commissioner Allen suggested perhaps land marking his office since Mr. Alcorn was eminent in his field and had been called upon by President Roosevelt administration for advice regarding post World War II Europe recovery on agriculture. She had located a newspaper article and thought that there would be documentation. There has also been a strong community support to preserve the property as open space and possibly on the November ballot. Mr. Amoroso summarized the Commission's discussion, a draft of which will be presented to the Chair, Commissioners Sanger and Machado before providing a final to the Planning Commission for the July 17th hearing: relation to Roosevelt Administration, where Mr. Alcorn learned farming, worked; subjective nature of analysis; evaluation of cumulative effects, argumentative responses, and minimization of PRHC. Commissioner Machado noted the lack of response for Section 2.4 on pages 11-19. Mr. Chafin replied that there is no historic issue and the response has been combined with the response for Section 2.3.

C. PRHC Bylaws – Commissioner Furst recommended that on page 2, Section 3.1, the word ‘and’ be replaced with the word ‘or’; Commissioner Allen discussed Section 5.1 Unfinished and Old Business. A discussion followed. Commissioner Sanger pointed out that the list under Order of Business is not needed and instead recommended that the general sentence under the list be modified to read: At the discretion of the Commission and the order of business may be suspended or changed at any time upon order of the Chair”. The Chair recommended maintaining the name as in the title. A discussion followed on Section 5.7 on Page 5 and the consensus was to add the word ‘Recreation’ to (a) and (c) to read as is. Commissioner Sanger suggested setting up sub-committees next year after the election of a new Chair.

VII. NEW BUSINESS – None.

VIII. SUBCOMMITTEE REPORTS – By-laws subcommittee report discussed under Agenda Item V (C).

IX. COMMISSIONER REPORTS –

A. District 1 – No report.

B. District 2 – Commissioner Machado reported that her husband will be doing the walking tours of churches in Hayward on July 15th.

C. District 3 – No report.

D. District 4 – Commissioner Allen passed a copy of the Historical Society Newsletter and announced the following: the death of Janet Newton, a well-known historian; the Oakland Heritage Alliance 26th Walking Tours starting July 8th to September 16th, 2006; 9th Avenue Terminal plays part in the development of Oak to Ninth Street Mixed use Development Project; and the National Recreation Month and Conference of California Historical Societies, Northern Symposium, September 21-23, 2006.

Commissioner Waespi reported that the Parks and Bond Measure will be placed on the November Ballet and suggested that perhaps the Commission could write a letter of support. The Chair asked staff to agendize this matter for an action at the next meeting and suggested that a representative from HARD, Larry Lepore, be requested to be available at the next meeting also. Commissioner Sanger requested bond language.

E. District 5 – Commissioner Wyrick-Parkinson announced that the Ramundo Park plans, due to shortage of funding, has been modified to one soccer field; the preservation of the little house is also on hold due to lack of funds and the Railroad Station project is on-going.

X. ADMINISTRATIVE

A. Agenda items for September 6, 2006: 1) HARD Bond issue and inviting Mr. Lepore for update/information; and 2) Letter of support for Olivina Winery Gate.

AGENDA PENDING FILE:

A. 278 Hampton Road. – *No report.*

B. Historical Review, 5328 Proctor Road, Castro Valley, CA – *No report.*

- C. **Highland Hospital Acute Tower Replacement Project** ~ *EIR consultant is being hired.*
- D. **Fairmont Hospital/White Cotton Cottage** – *No report.*
- E. **16918 and 16921 through 16941 Harvard Avenue, unincorporated Cherryland area in Hayward, ZU-2219 and ZU-2220** – Applications to reclassify three lots from existing zoning to the PD (
- F. Planned Development) District to allow a total of eighteen units (three existing plus fifteen new units). As part of this proposal, the removal of one barn, one duplex and two single family residents is being requested. *Environmental work not yet started.*

ADJOURNMENT: There being no other business, Commissioner Allen made the motion to adjourn and Commissioner Machado seconded. Meeting was adjourned at 4:35 pm.